

**4 Bedroom House - Detached**  
**located on Skelhorn Avenue, Rugby**  
**£440,000**

**UP Estates**



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**\*\*BEAUTIFUL, CONTEMPORARY DETACHED RESIDENCE - LANDSCAPED REAR GARDEN - SITUATED IN THE SOUGHT AFTER AREA OF RUGBY\*\*** - Offering modern and spacious living throughout, ideal for growing families and those seeking versatile accommodation.

Upon entering, the welcoming entrance hallway provides access to all ground floor rooms. To the front aspect is the bright and airy living room, offering the perfect place to relax and unwind. Flowing seamlessly through to the impressive open-plan kitchen/dining area, this sociable space is ideal for both everyday family life and entertaining guests. With French Doors opening directly onto the rear garden, creating an effortless indoor/outdoor lifestyle. The kitchen itself benefits from an abundance of fitted units, generous worktop space, and integrated oven and hob. Completing the ground floor is a convenient WC and an additional versatile reception room, ideal for use as a home office, playroom, or second family room. To the first floor, the property boasts four well-proportioned double bedrooms alongside the modern family bathroom. The principal bedroom further benefits from its own private en-suite shower room.

Externally, the property offers a private driveway to the side providing off-road parking for multiple vehicles, along with a detached single garage offering secure parking or additional storage space. This fantastic family home combines spacious accommodation with practical living in a desirable residential location. Please note there is an annual service charge of circa £175 for estate maintenance.

£440,000

- CONTEMPORARY DETACHED RESIDENCE
- FOUR BEDROOMS
- SOCIAL OPEN-PLAN KITCHEN/DINING AREA
- USEFUL GROUND FLOOR OFFICE
- TWO UPSTAIRS BATHROOMS & GROUND FLOOR WC
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- DETACHED SINGLE GARAGE
- LANDSCAPED REAR GARDEN
- LOCATED NEAR THE M6 & A5 ROAD NETWORK





### **IMPORTANT NOTE TO PURCHASERS**

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended



as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

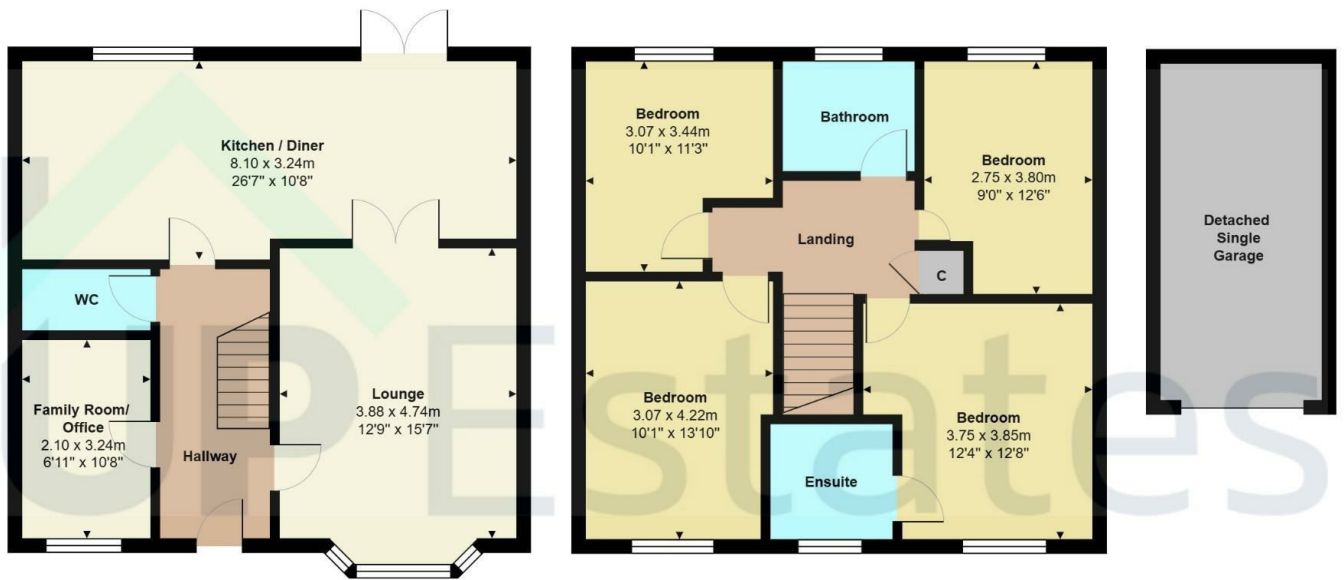
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Skelhorn Avenue, Rocheberie Heights, Rugby





Total Area: 128.8 m<sup>2</sup> ... 1387 ft<sup>2</sup> (excluding detached single garage)

All measurements are approximate and for display purposes only

## CONTACT

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